

Electrical Enclosures Version 1-1 (26 Nov 2019)

Summary of Changes (Version 1-1)

- Item name updated
- Definition updated
- Name variants added
- Abilities or knowledge needed removed
- Tools for location and inspection useful tool added
- Common locations updated
- How to locate removed
- Possible deficiencies updated; Deficiency 2 name changed
- Deficiency 1 name updated
- Deficiency 1 rationale updated
- Deficiency 1 health and safety updated
- Deficiency 1 How to inspect updated
- Deficiency 1 Inspection process & procedure updated
- Deficiency 1 record deficiency if updated
- Deficiency 2 name updated
- Deficiency 2 rationale updated
- Deficiency 2 how to inspect updated
- Deficiency 2 record deficiency if updated

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Definition: Containers for electrical components to prevent people from accidentally contacting energized parts, to contain a fires caused by short circuiting, and to prevent vermin from damaging components.

Name service panel box, junction box, disconnect box, timer box, alarm box, fuse box, breaker box
Variants:

Most metal, plastic
Common
Materials:

Most enclosure box, internal cover, external cover/door (if designed to have it)
Common
Components:

Location & Inspection of Electrical Enclosures Version 1-1

Tools for Location & Inspection	Useful:	flashlight, inspection mirror.
	Required:	
Common Locations:	Unit/Inside:	living room, bedroom, kitchen, bathroom, closet, hallway, office, mechanical room, any wall surface, emergency generator, trash compactor, garage, storage and all common areas.
	Outside:	Anywhere on site, any wall surface, HVAC condensers, emergency generator and trash compactor
Possible Deficiencies:	Deficiency 1:	Electrical service panel is not readily accessible
	Deficiency 2:	Electrical enclosure is contaminated

Deficiency 1: Electrical service panel is not readily accessible

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Rationale:	Maintenance:	Indicates property management/maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Operability:	Prevents/limits access to electrical service panel.
Health and Safety:	Standard:	Recommend standard health and safety as per October 10, 2019 peer review.
How to Inspect:	Visual Observation:	Identify electrical service panel, and ensure the area in front is clear, and the door is accessible and can be opened without the aid of a tool
	Action:	Attempt to access and open service panel door.
Inspection Process & Procedure:		If an item is easily removed (i.e. Picture, calendar, rolling cart, etc.) do not record a deficiency. Use this deficiency for items that are of sufficient size and weight to delay or prevent access.
Record deficiency if:		service panel is obstructed and difficult to access or the door of the service panel will not open.

Deficiency 2: Electrical enclosure is contaminated Version 1-1

Rationale:	Maintenance:	Indicates property management/maintenance staff is not identifying deficiencies or responding to self-generated or complaint-driven work orders.
	Health and Safety:	Increases likelihood that a person may be harmed due to potential fire hazard or electrocution.
	Operability:	Prevents proper use of service panel.

Health and Safety:	Severe:	This is a life-threatening or severe health and safety issue requiring a 24-hour repair, correction, or act of abatement.
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How to Inspect:	Visual Observation:	Look inside electrical enclosure for evidence of water intrusion, or any foreign materials covering electrical components or switches.
Inspection Process & Procedure:		

Record deficiency if:	water intrusion, rust build up, or any foreign substance covering electrical components or switches inside the electrical enclosure. Any unlisted materials used for repair.
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